CANADA.

Information for Immigrants, Settlers,

AND PURCHASERS OF

PUBLIC LANDS,

WITH MAP, SHEWING THE NEWLY SURVEYED TOWNSHIPS, COLONIZATION ROADS, &c., OF CANADA.

WM. McDOUGALL, COMMISSIONER OF CROWN LANDS.

QUEBEC:
PRINTED BY HUNTER, ROSE & LEMIEUX, No. 26, ST. URSULE STREET.
1863.

The EDITH *and* LORNE PIERCE
COLLECTION *of* CANADIANA

Queen's University at Kingston

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CANADA.

COLONIZATION, CROWN LANDS.

GEOGRAPHICAL POSITION.

Canada extends from the Gulf of St. Lawrence on the east, to (according to some authorities) the Rocky Mountains on the West, embracing an area of about 350,000 square miles, or 240,000,000 of acres, independently of its North-Western possessions, not yet open for settlement. The River St. Lawrence, and Lakes Ontario, Erie, St. Clair, Huron and Superior, with their connecting rivers, form a remarkable natural boundary between Canada and the States of the Union, and a means of communication of surprising extent, and unrivalled excellence.

CONSTITUTION AND GOVERNMENT.

An integral part of the British Empire, Canada enjoys perfect religious, social, and political freedom. The Governor is appointed by the Crown, and is its representative in the Province. He nominates an Executive Council, who are his advisers. There are two legislative bodies, called the Legislative Council and the Legislative Assembly, the members of which are elected by the people. All public offices and seats in the Legislature are open to any candidate possessing the confidence of the people, holding a certain limited amount of property, and being at the time a British subject. Three years residence entitles a foreigner to all the rights and privileges of a natural born citizen. Aliens can buy, hold, and sell land.

MUNICIPAL INSTITUTIONS.

The municipal system of Canada is admirably adapted to the exigencies of a young and vigorous country. In order to comprehend it, it is necessary to state that Upper Canada is divided into Counties, forty-two in number; the Counties are divided into Townships, the latter being about ten miles square. The inhabitants of a Township elect

annually five Councillors; the Councillors elect out of this number a presiding officer, who is designated the Township Reeve; the Reeves and the Deputy Reeves of the different Townships form the County Council; this Council elect their presiding officer, who is styled the Warden. In each county there is a judge, a sheriff, one or more coroners, a clerk of the peace, a clerk of the county court, a registrar, and justices of the peace, which officers are appointed by the Governor in Council. All Township Reeves, Wardens, Mayors and Aldermen, are, *ex officio*, justices of the peace.

RIVERS, CANALS, AND RAILWAYS.

The natural advantages conferred upon Canada by the St. Lawrence river, and the great lakes, are incalculable.

Immediate and direct water communication with the sea for 2,000 miles of inland coast, without any reference to the vast affluents striking deep into the heart of the country, appears in itself sufficient to mark out Canada for a distinguished future. Three hundred miles from the outlet of the St. Lawrence, we pass the mouth of the Saguenay, navigable for the largest vessels 70 miles from its outlet. Four hundred and ten miles sailing from the ocean and we reach Quebec, the great sea-port of Canada; 590 miles brings us to Montreal, near where the Ottawa, or Grand River of the North, mingles its dark but transparent waters with those of the St. Lawrence, after draining a valley of 80,000 square miles in area. One hundred and sixty-eight miles above Montreal, after passing the St. Lawrence canals, we are in Lake Ontario, 756 miles from the sea, and 234 feet above it. Lake Ontario is 180 miles long, from fifty to sixty miles wide, and 500 feet deep. Traversing its expanse and passing Kingston, Cobourg, Toronto, and Hamilton, we reach the outlet of the Welland Canal, through which we rise 330 feet to the waters of Lake Erie, 1,041 miles from the sea, and 564 feet above its level. Traversing Lake Erie, and through the Detroit river, Lake St. Clair, and the St. Clair river, we arrive at Lake Huron, 1,355 miles from our starting point, and 573 feet above the ocean. We now reach St. Mary's river, and through a short canal enter Lake Superior, a fresh water sea as large as Ireland, enabling us to attain a distance of 2,000 miles by water from the mouth of the St. Lawrence.

There are now 1,876 miles of railway in operation in Canada, independent of the Grand Trunk extension to Portland. The opening of the Victoria Bridge has brought the Grand Trunk into unbroken operation, and it is now able to transport passengers and goods from the Atlantic to the Mississippi, with a saving of several days over all other routes.

The following lines are now in operation :—The Grand Trunk from Riviere du Loup to Sarnia; the Great Western, and branches, from Toronto to Detroit; the Northern, from Toronto to Collingwood; the Buffalo and Lake Huron, from Fort Erie to Goderich; the London and Port Stanley; the Erie and Ontario; the Cobourg and Peterborough; the Prescott and Ottawa; the Montreal and Champlain; the Grenville and Carillon; the St. Lawrence and Industry; the Port Hope and Lindsay, with branches; the Brockville and Ottawa, to Perth and Almonte; the Stanstead, Shefford and Chambly, and the Welland.

CLIMATE, WOODS AND FORESTS.

The climate of Canada is in some measure exceptional, especially that of the peninsular portion. The influence of the great lakes is very strikingly felt in the elevation of winter temperatures, and in the reduction of summer heats. Perhaps the popular standard of the adaptation of climate to the purposes of agriculture, is more suitable than a reference to monthly and annual means of temperature. Much information is conveyed in the simple narration of facts bearing upon fruit culture. From the head of Lake Ontario, round by the Niagara frontier, and all along the Canadian shores of Lake Erie, the grape and peach grow with luxuriance, and ripen to perfection in the open air, without artificial aid. In Lower Canada, melons ripen freely in the open air, and apples attain a peculiar degree of excellence, those of the island of Montreal being especially famed. The island of Orleans, below Quebec, is equally celebrated for its plums.

That valuable wood, the black walnut, ceases to grow north of latitude 41° on the Atlantic coast, but under the influence of the comparatively mild lake climate of peninsular Canada, it is found of the largest dimensions, as far north as latitude 43°. The principal descriptions of timber found in the forests of Canada, are :—White, yellow, and red pine; white and black spruce; tamarack; white and black ash; grey, red, soft, and rock elm; bird's eye, white, and red oak; bird's eye curly and soft maple; black and grey walnut; smooth and rough bark hickory; ironwood; basswood; beech; white cedar; hemlock; chestnut; buttonwood and whitewood.

Canada exports annually about 30,000,000 cubic feet of timber in a rough state, and about 400,000,000 feet, board measure, sawed lumber.

PROGRESS AND SETTLEMENT.

The resources of Canada have of late years been rapidly developing, and the increase in her population is steadily augmenting. Industry may here find a place to better its condition, and capital a field for profitable investment. In 1829, Upper Canada had but one hundred and ninety-six thousand inhabitants, now the population is 1,396,091. The growth of wealth in the community may be seen from the assessment rolls. The amount of assessable property in the year 1829, in Upper Canada, was about $8,000,000, now the assessable value of farm property, including the value of farming implements, and of live stock, is $359,670,148, or a little more than $257 to each man, woman and child; a degree of prosperity it would be difficult to credit, were it not established by incontrovertible proofs. The population of Lower Canada, by the census of 1861, is 1,110,664, and the cash value of farms, including the value of farming implements, and of live stock, is $204,652,069, or a little less than $185 to each individual.

The advantages which Canada offers to emigrants must, when they come to be generally known, be sufficient to decide their choice in favor of the wood-lands of the Province, watered by beautiful lakes and living streams, which abound with every variety of fish; where the certainty of health, and the chances of life are far greater than in the flat prairies in the West, and where water power is everywhere abundant, just where it is required, in the midst of forests of valuable timber. The back-woods settler in Canada

finds a ready cash market with the lumberer for his hay, oats, peas and potatoes, thereby saving the latter the cost of transport. It is the mission of the lumberer to wage war on the gloomy forest, and of the settler, on the rugged soil. While the advance of settlement has enabled the lumberer to push his enterprise further and further up the stream, it is mainly in consequence of the trade in its timber, that the country is so fast filling up with inhabitants, the wants of the lumberman affording to the farmer a ready market for his produce at high prices.

MINERALS.

Reference may be had to the geological reports of Sir W. E. Logan, Provincial Geologist.

FISHERIES.

Reference may be had to reports of Fisheries' branch of Crown Lands Department.

CROWN LANDS.

Several millions of acres of surveyed lands are always in market, and the prices fixed at which intending settlers can acquire them, upon application to the respective Crown Land Agents. The names of these agents, their residences, and how to get there, will be found below. The prices of Crown Lands vary from seventy cents cash, to one dollar, and one shilling an acre, on time, according to locality.

Crown Lands in Upper Canada are sold for cash, at seventy cents an acre, and, on time, at one dollar an acre, one-fifth to be paid at the time of sale, and the remaining four-fifths in four equal annual instalments, with interest at six per cent on the purchase money unpaid. On the north shore of Lake Huron, and at Fort William on Lake Superior, lands are sold on time at twenty cents an acre. All Crown Lands in the newly surveyed territory, are subject to settlement duties, and no patent in any case (even though the land be paid for in full at the time of purchase) shall issue for any such land to any person who shall not by himself, or the person or persons under whom he claims have taken possession of such lands, within six months from the time of sale, and shall from that time continuously have been a *bonâ fide* occupant of, and resident on the land for at least two years, and have cleared and rendered fit for cultivation and crop, and had under crop within four years at farthest from the time of sale of the land, a quantity thereof in the proportion of at least ten acres to every one hundred acres, and have erected thereon a habitable house, and of the dimensions at least of sixteen by twenty feet. Timber must not be cut without license, except for agricultural purposes.

There is generally on Crown lands an unlimited supply of the best fuel. The conditions of sale allow the settler to cut and sell from his lot whatever timber he thinks proper, by taking out a license, which can be had on application to the Crown Land Agent. The value of the timber thus cut is applied in payment of the purchase money due the Crown

Even in burning the timber which he does not sell, the settler can convert the ashes into potash which will meet a ready sale at from £7 to £9 currency per barrel.

Purchasers of lands, after paying a first instalment, can raise from the land itself and from the timber on it, the means of paying the balance of the purchase money, and by their own exertions, in a short time be possessed of a valuable property; the pioneer settler thus becoming the independent farmer.

COLONIZATION ROADS.

Government has opened several great lines of road on which free grants of one hundred acres are given to actual settlers. The conditions of location are:—That the settler be eighteen years of age. That he take possession of the land allotted to him within six months. That he build a log house 16 by 20 feet. That he reside on the lot and clear and cultivate 10 acres of land in the course of four years. Members of a family having land allotted to them may reside on a single lot, thereby exempting them from building and residence on each location.

The roads in Upper Canada are:—

1st. The Ottawa and Opeongo Road, which runs east and west, and will connect the Ottawa with Lake Huron; Resident Agent, T. P. French, Clontarf. Route, by Grand Trunk Railway and Ottawa River, or railway to Ottawa City, thence by stage and steamer to Farrell's Landing.

2nd. The Frontenac Road, running North of Kingston, through the County of Frontenac; Resident Agent, James Spike, Deniston. Route by Grand Trunk Railway to Kingston.

3rd. The Addington Road, running north and south, through the County of Addington; Resident Agent, E. Perry, Tamworth. Route, by Grand Trunk Railway to Napance.

4th. The Hastings Road, running nearly parallel to the Addington Road, and connecting the County of Hastings with the Ottawa and Opeongo Road; Resident Agent, M. P. Hayes, Madoc. Route, by Grand Trunk Railway to Belleville.

5th. The Burleigh Road, running through the Townships of Burleigh and Anstruther; Resident Agent, Joseph Graham, Peterborough. Route, by Grand Trunk Railway to Cobourg and Peterborough.

6th. The Bobcaygeon Road, running from Bobcaygeon, between the Counties of Peterborough and Victoria, north, and intended to be continued to Lake Nipissing. Resident Agents; for southerly portion, R. Hughes, Bobcaygeon; for northerly portion, G. G. Boswell, Minden. Route, by Grand Trunk Railway to Cobourg and Peterborough, and thence by steamer to Bobcaygeon.

7th. The Victoria Road, running north through the County of Victoria to the Peterson Road; Resident Agent, G. M. Roche, Lindsay. Route, by Grand Trunk Railway to Port Hope and Lindsay.

8th. The Muskoka Road, running from Lake Couchiching to the Grand Falls of Muskoka; Resident Agent, R. J. Oliver, Orillia. Route by Northern Railway from Toronto to Barrie, thence by steamer to Orillia.

By means of these roads access is obtained to Townships recently surveyed by Government and now open for settlement. They are chiefly of excellent quality, and well adapted, in respect of soil and climate, to all the purposes of husbandry.

The roads in Lower Canada are:

1st. The Elgin Road, in the County of L'Islet, about 35 miles long, from St. Jean, Port Joly, to the Provincial line; and that part of the Taché Road, from the County of Bellechasse to that of Kamouraska, inclusive, about 100 miles. Resident Agent, S Drapeau, St. Jean, Port Joly.

2nd. The Matapedia Road, from Fleurian to River Restigouche, 46 miles; and that part of the Taché Road, from the County of Kamouraska to that of Rimouski, about 100 miles. Resident Agent, J. B. Lepage, Rimouski.

3rd. The Temiscouata Road, from Rivière du Loup to Lake Temiscouata. Resident Agent, L. N. Gauvreau, Isle Verte.

The map is colored by counties. The Colonization Roads are marked in red lines.

CROWN LAND AGENCIES, UPPER CANADA, THEIR LOCALITIES, AND HOW TO REACH THEM.

Agency of William Harris, *Admaston:*—Route, by rail to Ottawa City, thence by steamer to Farrell's landing, then by land to Admaston.

The Townships in this Agency are:—in County of Renfrew:—Admaston, Bagot, Blithfield, Bromley, Brougham, Griffith, Stafford, Wilberforce and Matawatchan.

In County of Frontenac:—Canonto.

In this Agency there are about 250,000 acres of land for sale. The Townships recently surveyed are Griffith, Canonto and Matawatchan. The agricultural prospects of Griffith are rather indifferent, though a considerable part may serve for grazing. It is a remarkably well watered tract of land, as that part of the country generally is, having rivers, brooks, lakes and ponds, interspersed and scattered over the whole face of it. There are several water privileges in the Township

In Canonto, the land surveyed is in general well adapted for agricultural purposes, producing when cultivated, the best quality of wheat, potatoes, oats and indian corn, and as a grazing country can scarcely be surpassed, as almost every lot is supplied with spring water and excellent meadow land.

Agency of J. P. Moffatt, *Pembroke;*—Route, by railway to Ottawa City, thence by stage and steamboat, 95 miles to Pembroke.

The Townships in this Agency are:—

In County of Renfrew:—Alice, Buchanan, Fraser, Head, McKay, Petawawa, Rolph.

In District of Nipissing:—Maria.

There are about 210,000 acres of land for sale in this Agency.

In various parts of these Townships there are extensive tracts of hardwood land, the soil of which, though stony, may be cultivated successfully. Pine is abundant, and is the prevailing timber throughout.

The soil in Alice is of a sandy loam and generally level. There are about 30,000 acres of good land fit for settlement. This Township is liberally supplied with springs; these are generally of pure water, but some of them are strongly impregnated with mineral substances, the principal of which are sulphur and iron.

Agency of T. P. French, *Clontarf*:—Route, by railway or river to City of Ottawa, thence to Aylmer and Farrall's Landing by stage and steamer, thence to the village of Renfrew and Clontarf.

In County of Renfrew:—Townships of Algona, Brudenell, Grattan, Lyndoch, Radcliffe, Sebastopol.

In District of Nipissing:—Sherwood, Hagarty, and Richards.

In this Agency there are 300,000 acres open for settlement.

There is much land of a good quality in the Township of Algona. About two-thirds of the Township is well adapted for settlement and well wooded.

Sebastopol:—The whole Township is remarkably well watered, and the water invariably good. All the lakes abound with salmon-trout, and other varieties of fish. The settlers in the Township have a ready market for all kinds of produce at the lumber shanties in the immediate vicinity.

The three agencies above mentioned comprise a portion of what is termed the Ottawa territory in Upper Canada, and contain large tracts of fertile land. The different descriptions of timber prevail separately in particular tracts, and afford a convenient territorial division of the country. The first of these natural divisions is what has been called the white-pine country, from the prevalence of that kind of timber, of which it contains the finest forests, interspersed with tracts of hardwood land. It is generally arable and of a good quality throughout, much of it being equal to the best lands in the western peninsula in every respect. The County of Renfrew is included in this tract.

Westward of this lies the red-pine country, so called from the prevalence of that kind of wood. The soil of this division is generally a poor sand, more or less gravelly, and in parts the surface is rugged and rocky, but interspersed with tracts of good land.

The third natural division is the hardwood country, so called from the prevalence of that description of timber, associated with belts of white pine. It comprises an area of upwards of seven thousand superficial miles, and contains the head-waters of the rivers Madawaska and Petawawa, that flow into the Ottawa, and of the Muskoka and Maganetawan of Lake Huron, and the whole of the south river of Lake Nipissing.

The intending settler should bear in mind that large tracts of rough land, if covered with valuable pine timber, much increase the value of a country for settlement, by giving the settlers on the adjoining good lands, a higher price for their produce, than if these pine lands did not occur.

Agency of James Macpherson, *Kingston*:—

The lands for sale in this Agency are in the northern part of the County of Frontenac, comprising the Townships of Kennebec, Olden, Oso, part of Palmerston, Part of Miller, and lots in Bedford and Hinchinbrooke. Altogether, about 250,000 acres.

In Olden, excellent crops of wheat, oats, Indian corn, potatoes and turnips have been produced, but the land, generally, is better adapted for grazing than other kinds of husbandry.

Palmerston is generally well adapted for agricultural purposes. It is traversed by the Mississippi road as well as by the line of the Lavant and Darling road. Along the first mentioned road the settlement is progressing rapidly. The entire Township is well watered by creeks and springs. The Mississippi river affords an incalculable amount of water power. In Miller, the land generally is rolling or undulating, traversed by numerous brooks and streamlets of excellent water. The facilities afforded for transport by the Mississippi and Frontenac roads, passing through a healthy section of country, the land tolerably good, building materials in abundance, a sufficient supply of water power fo manufacturing purposes, a ready market for the surplus produce of the settlers, and employment for themselves and teams during the winter months at the lumbering establishments, serve to render Miller and the adjacent Townships as desirable a field for settlement as this part of the country affords.

Agency of E. Perry, *Tamworth, Township of Sheffield* :—Route by Grand Trunk Railway to Napanee, thence by stage to Tamworth.

There are about 250,000 acres for sale in the Townships of Abinger, Anglesea, Barrie, Denbigh, Kaladar and Ashby.

Barrie is undulating and often broken by swamps and rocky heights. The soil is of a rich sandy loam, easy of tillage, well watered, and about two-thirds fit for settlement.

Abinger is also undulating, occasionally broken with swamps and ranges of granite rock; the soil is sandy loam, well watered, heavily studded with thrifty mixed timber, and fully two-thirds of it is suitable for settlement.

Denbigh is mostly high and rolling. The greater portion of the land is of a good description and well adapted for settlement, having a sandy loam soil, and although the tops of the heights are generally rocky, the soil of the table-lands and valleys is deep, rich and fertile. It possesses great advantages in a lumbering point of view, and is easy of access, having the Addington Road passing through it.

This section of the Ottawa and Huron tract being a mixed agricultural and timber-producing region, offers, as already mentioned, great inducements to settlers, inasmuch as they are sure of a ready market and high prices at the nearest lumbering establishment, and the further a farmer locates himself in the interior, the higher the price he is certain of realizing for his farm produce.

Agency of M. P. Hayes, *Madoc* :—Route, by Grand Trunk Railway to Belleville, thence by stage to Madoc, 26 miles.

In this Agency there are 290,000 acres for sale in the Townships of Tudor, Lake, Cashel, Wollaston, Limerick, Faraday, Dungannon, Herschel, Monteagle, McClure, Wicklow and Bangor. The country within the boundaries of Limerick, Wollaston, Dungannon, and Faraday is the region where the waters divide, and consequently the height of land between the Ottawa, and rivers running into Lake Ontario. It cannot therefore be other-

wise than rough. Still there are many tracts of good arable land to be met with, and the very roughest of it would make good pasture land, having water in abundance.

Monteagle is represented to be superior land, thickly and heavily wooded, and the surface undulating. The Hastings road forms a direct line of communication through this agency, and is connected by the Peterson line with the Opeongo road.

Agency of Richard Hughes, *Bobcaygeon*:—Route by Grand Trunk Railway to Port Hope, thence to Bobcaygeon. *via* Lindsay, by rail and steamer.

There are about 400,000 acres for sale in the Townships of Galway, Somerville, Cavendish, Glamorgan, Lutterworth, Snowdon, Anson, Minden, Hindon, Ridout, Stanhope and Sherborne. Galway is well watered, and although undulating and stony in places, has intervening valleys in which the soil is deep and fertile. The Township swarms with beaver.

The land in Lutterworth is in general undulating and intersected with numerous small lakes. There are excellent water privileges in the immediate vicinity of Gull Lake.

Minden is a good Township, and is being fast settled with an industrious and intelligent class. The soil is generally composed of a sandy loam, in some cases resting upon a substratum of clay and gravel, and is of good depth. Hindon is well adapted for settlement. For small craft, an almost unbroken water communication from Lindsay to within half a mile of its eastern limit, affords intending settlers a readiness of approach, not often found by those seeking homes in newly surveyed districts. A large proportion of good land is found in the south-eastern, central and western portions of the Township. In this Agency the advantages of the Bobcaygeon road are incalculable to the settlers.

Agency of G. M. Roche, *Lindsay*:—Route, by Grand Trunk Railway to Port Hope, thence by rail to Lindsay.

There are about 200,000 acres for sale in the Townships of Carden, Laxton, Dalton, Digby, Oakley and Ryde.

In Carden and Laxton the soil is composed of a sandy loam, varying in depth from one to two feet to stratified limestone rock of a soft crumbling description.

Digby:—The great body of the Township is high rolling land. In the intervening valleys, the soil is deep, rich and fertile. Portions of the Township are of the limestone formation. There are numerous sites where machinery could be effectually worked by water power.

Dalton, in a lumbering point of view possesses great advantages, being well watered by three rivers on which there are several falls and rapids. The Township is settling rapidly.

In Oakley, the advantages of settlement are good, owing to the Peterson Road being opened through the Township. Where it crosses the Black River there is an eligible site for a town plot, having advantages of never failing water privileges, and good land in the vicinity.

Agency of R. J. Oliver, *Orillia*:—Route, by Grand Trunk Railway to Toronto, thence by Northern Railway to Bell Ewart, thence by steamer to Orillia.

There are about 200,000 acres for sale in the Townships of Morrison, Muskoka, Draper, Macaulay Stephenson, Brunel and McLean.

The lands in this agency are generally well timbered and watered by lakes and rivers, with fish in abundance, and excellent mill sites.

Agency of Joseph Wilson, *Sault Ste. Marie :*—Route, from Toronto to Collingwood, by Northern Railway, thence by steamer to Sault Ste. Marie.

This agency embraces a portion of the Huron and Superior Territory. Sault Ste. Marie being a free port, all goods duly imported and entered there, go into consumption free of duty within the district attached to it.

In the vicinity of the Town, lands are for sale in the Townships of Awénge, Awéres, Tarentorus, Korah, Prince, Parke and Macdonald. In rear are the Indian Townships of Fenwick, Kars and Pennefather, containing much good land.

The Townships of Rose, Lefroy, Patton, Thompson, Esten, Spragge and Salter on the north shore of Lake Huron, are in this Agency. The lands in them are sold for one shilling an acre. Besides its land and timber, the characteristics of this territory are its mineral treasures and its fisheries.

Spragge is situated at the mouth of Serpent River. Salter is situated near the mouth of Spanish River. It is well timbered, many sections abounding with maple of large size, and pine of superior quality. It is easy of access, a great part of the front being on Spanish River, which is navigable fifteen miles past the Township. Thompson is situated near the mouth of Mississagua River.

Agency of Robert McVicar, *Fort William, Lake Superior*, is reached by steamer from Collingwood. Two townships called Neebing and Pai-Poonge, have been surveyed and are offered for sale, also the town plot of Fort William, situated on the Kaministiqua river, which empties itself into Thunder Bay, near the Western extremity of Lake Superior. These Townships are bounded on the South by high ranges of trap rocks. At the base of these we get into a level plain forming the valley of the Kaministiqua river. The soil consists in general of a reddish clayey loam, well adapted for cultivation. Between the long windings of the river are flats of rich alluvial deposit, giving growth to large elm, ash, &c. The country on both sides of the river is well watered by numerous creeks, affording excellent mill sites.

The climate at Fort William in winter, is not more severe than that in the neighborhood of Montreal, the snow leaving the ground about the middle of April.

Farm lots in this agency are sold for one shilling an acre.

CROWN LAND AGENCIES, LOWER CANADA.

SOUTH OF THE RIVER ST. LAWRENCE.

Agency of John Felton, *Sherbrooke :*—Route, by Railway from Quebec or Montreal.

In this agency there are about 70,000 acres for sale, at 60 cents per acre, in the Townships of Auckland, Hereford, and Weedon. It is generally good hardwood timbered land, and the settlement is progressing rapidly.

Agency of W. Farwell, *Robinson* :—Route, by Grand Trunk Railway to Lennoxville, E. T., thence by stage 25 miles.

This agency consists of the Townships of Winslow, Whitton, Hampden, Ditton, Woburn, Chesham, and Marston, in which the price is 60 cents per acre; and Spalding, and Ditchfield, where the price is 40 cents per acre. There are about 240,000 acres for sale, generally hilly, and stony, but with good soil.

Agency of J. T. LeBel, *Wotton*:—Route, by Grand Trunk Railway to Danville.

In this agency there are about 200,000 acres for sale, at 60 cents per acre, in the Townships of Wotton, Ham and Augmentation, Wolfstown, Garthby, and Stratford. Most of the good land is disposed of, and the remainder is hilly and much broken.

Agency of L. Labreque, *Lambton* :—Route, from Quebec up the River Chaudiere to St. François, thence by Lambton Road.

The Townships in this agency are Price, Adstock, Tring, Lambton, Forsyth, Aylmer, Gayhurst, and Shenley, of which 130,000 acres are disposable at 40 cents an acre. Tring, Lambton, Forsyth, and Aylmer are good Townships, also part of Price, and well occupied. In the others there is much rocky and broken land, more fit for lumbering than farming.

Agency of Andrew Ross, *Frampton* :—Route, by land from Point Levi, 33 miles.

The lands in this agency are sold for 30 cents an acre, and consist of about 230,000 acres in the Townships of Jersey, Marlow, Risborough, Linière, Watford, Cranbourne, Frampton, Buckland, Ware, and Standon. Frampton is an old settlement. Cranbourne, Ware, Buckland, and Standon are partially occupied, and the land being generally hilly and stony is better adapted for grazing than tillage.

Agency of Frs. Tetu, *St. Thomas, Montmagny* :—Route by Grand Trunk Railway.

In this agency there are about 240,000 acres for sale, at 30 cents per acre, in the Townships of Montminy, Ashburton, Bourdages, Patton, Arago, Rolette, Panet, and Talon. The surface is rocky, but with much good land interspersed. The three last named townships are free from rock, and of excellent soil. Timber is mixed. This district is being settled from the old parishes.

Agency of Stanislas Drapeau, *St. Jean, Port Joly* :—Route, by Grand Trunk Railway.

There are about 93,000 acres for sale, at 30 cents an acre, in the Townships of Ashford, Garneau, Casgrain, Lafontaine, Lionne, and Fournier. The lands are being settled

from the old parishes. The soil is generally good but stony, and covered with mixed timber.

Agency of F. Deguise, *Ste. Anne de la Pocatière* :—Route, by Grand Trunk Railway, from Point Levi.

In this agency there are 285,000 acres for sale, at 30 cents an acre, in the Townships of Ixworth, Chapais, Woodbridge, Painchaud, Parke, Bungay, Chabot and Pehenegamook. The soil and surface vary, being rough and broken in some places, and in others affording tracts of good land fit for immediate settlement. There is abundance of water and many excellent mill sites.

Agency of L. N. Gauvreau, *Isle Verte* :—Route, by Grank Trunk Railway, *via* Rivière du Loup.

The Townships in this agency are Whitworth, Viger, Demers, Denonville, Begon, Raudot, and Armand, 160,000 acres of which are open for sale, at 30 cents an acre. The land is generally of the same quality as in the last mentioned agency.

Agency of J. Bte. Lepage, *Rimouski* :—Route, by steamer from Quebec.

There are about 268,000 acres open for sale, at 30 cents an acre, in the Townships of Duquesne, Macpés, Neigette, Cabot, Fleuriau, Macnider, Matane and Augmentation, St. Denis, Romieu, Dalibert, Cherbourg, and Tourelle. The lands are in general favorable for settlement, especially in the valleys of the principal streams.

Agency of J. N. Verge, *Carleton* :—Route, by steamer *via* Gaspé, weekly.

The lands in this agency are sold for 20 cents an acre, and consist of 90,000 acres in the Townships of Matapedia, Restigouche, Mann, Nouvelle, Carleton, Maria, and Patapedia. The land is in general good, and well adapted for settlement. The rivers flow in deep ravines, with very steep ascents to the table lands, which are dry, and timbered with hardwood, generally on a good soil.

Agency of J. A. LeBel, *New Carlisle* :—Route, by steamer *via* Gaspé, weekly.

The lands are sold for 20 cents an acre, and consist of 65,000 acres in the Townships of New Richmond, Hamilton, Cox, Hope, and Port Daniel, and are of the same quality as in the last mentioned agency.

Agency of John Eden, *Gaspé Basin* :—Route, by steamer, weekly, from Quebec

In this agency there are 120,000 acres for sale, at 20 cents an acre, in the Townships of Newport, Percé, Malbaie, Douglas, York, South Gaspé Bay, North Gaspé Bay, Fox, and Sydenham. The County of Gaspé is generally suitable for colonization.

NORTH OF THE RIVER ST. LAWRENCE.

AGENCY OF VINCENT MARTIN, *Chicoutimi*:—Route, by steamer to Grand Bay.

The Townships in this agency are Bagot, Chicoutimi, Laterrière, Jonquiere, Mesy, Tremblay, Caron, Charlevoix, Metabetchouan, Kenogami, Lebarre, Signay, Simard, Harvey, St. Johns, Ashnapmonchouan, Roberval, and Demeules, of which there are 300,000 acres disposable, at 20 cents an acre. The valley extending from Grand Bay to Lake St. John has much deep, rich, alluvial soil, alternating with sand, but the hills, or rather mountains, are not arable.

NORTH OF THE RIVER OTTAWA.

AGENCY OF WILLIAM THOMPSON, *Fitzallan, Arundel*:—Route, by steamer from Montreal to Grenville, on the Ottawa.

This agency is in the rear of Argenteuil. The lands have been recently opened for sale, and consist of 70,000 acres, at 30 cents an acre, in the Townships of Montcalm, Arundel, and DeSalaberry. A road has been opened by Government through the district. The soil in the limestone valleys, and on the gently sloping hills, is very fertile, but there is much steep rocky land abounding in valuable timber, although not arable. The operations of the lumberers greatly facilitate the settlement of the fertile tracts, by opening roads and affording a ready market, at high prices, for the products of the farmer, and labor for himself, his horses and oxen at the season when they are not required on the farm.

AGENCY OF G. W. CAMERON, *Thurso*:—Route, by steamer from Montreal *via* Carillon to Petite Nation.

The Townships are Hartwell, Ripon, Suffolk, and Ponsonby, of which 75,000 acres are disposable at 60 cents an acre. There are large tracts of excellent land to be found in this agency. Suffolk has a considerable extent of good land fit for immediate settlement, and will soon be opened by a colonization road.

AGENCY OF E. W. MURRAY, *Buckingham*:—Route, to Ottawa by rail or steamer, thence by steamer to Buckingham.

There are 160,000 acres for sale, at 60 cents an acre, in the Townships of Portland, Derry, Bowman, Villeneuve, Templeton, and Buckingham. About one-third of the land in this district is mountainous, but well timbered with pine, maple, birch, &c. The soil is very fertile; in some parts a rich sandy loam prevails, and in others heavy clay. The district presents large fields for settlement.

AGENCY OF ROBERT FARLEY, *Chelsea*:—Route, by rail or steamer to Ottawa, thence by stage to Chelsea.

There are 290,000 acres for sale, at 60 cents an acre, in the Townships of Wakefield, Lowe, Masham, Hincks, Aylwin, Dunholm, Biglow, Wells, Blake, and McGill. The

recent surveys afford some fertile valleys, and are easily accessible by the Gatineau road going north.

Agency of Michael McBean, *Northfield*:—Route, from Ottawa city by the Gatineau river to Northfield.

In this agency there are 283,000 acres disposable, at 60 cents an acre, in the Townships of Cameron, Bouchette, Northfield, Kensington, Aumand, Wright, Egan, Sicotte, Baskatonge, and Lyton. This district is well adapted for settlement, the only drawbacks being the want of good roads.

Agency of G. M. Judgson, *Clarendon*:—Route, from Ottawa city by steamer to Portage du Fort, thence by land to Clarendon.

The Townships in this agency are Aldfield, Thorne, Onslow, Alleyn, Pontefract, Cawood, and Leslie, of which 270,000 acres are disposable, at 60 cents an acre. These Townships are being opened up by colonization roads, and afford one of the best fields for settlement.

Agency of Terence Smith, *Allumette*:—Route, from Ottawa city by steamer to Pembroke, thence by stage six miles.

There are 135,000 acres for sale, for 60 cents an acre, in the Townships of Allumette, Waltham, Sheen, Chichester, Aberdeen, and Aberford. The lands on Allumette island, and the front parts of the Townships, are generally good, but the rear is broken, and the soil of a light description.

THE SEIGNIORIES.

There are also some thousands of acres of land for sale in the Jesuits' Estates Seigniories of the Crown, at prices varying from 40 to 60 cents per arpent.

St. Gabriel,—rear of Quebec,—communication by good roads. Hon. Ls. Panet, Agent, Quebec.

Batiscan,—near Three Rivers,—Ls. Guillet, Jnr., Agent, *Ste. Geneviève de Batiscan*. Route, by steamer from Quebec or Montreal to *Port* of Batiscan, and thence by land to *Ste. Geneviève*.

Cap de la Magdeleine,—rear of Three Rivers,—Guillet and Lottinville, Agent, City of Three Rivers. The lands for sale in this Seigniory are situated above the River St. Maurice, on and near the Piles Road and a new Colonization Road leading therefrom to the interior; the whole communicating by good roads with the city.

There are, likewise, a few lots for sale in the Seigniory of Lauzon, opposite Quebec, from 40 cents to $1.00 an arpent. Felix Fortier, Agent, Point Lévis.

The lands in these Seigniories, instead of being conceded, as formerly, under the Seigniorial Tenure, are now sold under a tenure equivalent to free and common soccage; the purchase money is payable by instalments, and the sales are subject to settlement duties. An arpent is a little less than an English acre.

DIRECTIONS TO EMIGRANTS AND OTHERS WISHING TO PURCHASE CROWN LANDS.

Emigrants and others desirous of purchasing Crown Lands should make application to the respective local Crown Land Agents, who are required by law to furnish all applicants with correct information as to what lands are open for sale.

The Government Emigration Agents at Quebec, Montreal, Ottawa, Kingston, Toronto, and Hamilton, will afford information and advice to emigrants respecting the best means of reaching the localities in which they intend to settle.

DIRECTIONS TO PARTIES CORRESPONDING WITH THE DEPARTMENT OF CROWN LANDS.

Applications to purchase wild lands, in newly surveyed or thinly settled townships, should be made to the local agent, and if the lot sought to be purchased is at his disposal, at a fixed price, he will sell under existing regulations. If the lot has not yet been advertised, and placed at the disposal of the agent, no sale of it can be made until that is done, unless the applicant is in actual occupation, with valuable improvements; in that case he may, at his own expense, procure the services of the agent, (if the lot be within the jurisdiction of one) to inspect it, or furnish him satisfactory evidence, by affidavits of two credible and disinterested parties, or the report of a sworn surveyor, to enable him to report to the Department the following particulars, viz :—

The whole time the lot has been occupied; by whom now occupied; the nature and extent of the improvements owned by applicant, and whether there are any adverse claims, on account of improvements made by any other party on the same piece or parcel of land.

If the lot is public land, but not within the jurisdiction of any agent, the application should be made direct to the Department, applicant being careful, in order to avoid delay and prevent unnecessary correspondence, to transmit at the same time the evidence by affidavit or Surveyors' report, as above stated.

The same rules should be observed by applicants to purchase Public Lands situated in the old settled Townships, with these additions: that in cases where the applicant occupies improvements made by his predecessors on the lot, he should show by assignment

or other evidence, how he obtained possession of them, and that he is now the *bonâ fide* owner of the same. The present full value of the land per acre, exclusive of improvements, should also be stated by the agent, the surveyor or deponents, as the case may be. All papers necessary to substantiate the applicant's claim or right to purchase, if the application is made direct to the Department, should accompany the first application.

All assignments, whether by squatters or purchasers, must be unconditional, to be recognised by the Department.

Applications for information relative to the dates of Patents and the names of Patentees should, invariably, be made to the Provincial or Deputy Provincial Registrar.

Parties writing to the Department should give their Post Office, the date and number of the last letter (if any) they received from the Department on the subject. They should, if they can, state whether the lots they write about are Crown, Clergy, or School lands. Each letter should be confined to one subject; the signature should be distinctly written, and the letter addressed to "The Honorable the Commissioner of Crown Lands."

Every applicant for Letters Patent for lands, should state his christian name at length, with his occupation and residence, as these must be stated in the Letters Patent.

INSTRUCTIONS TO IMMIGRANTS WITH SOME CAPITAL.

Immigrants with some capital, desirous of settling on land, and unaccustomed to life in the bush, would do well to purchase a Lot with a House, Outbuildings, and a few acres of clearance. Lots of this description are always to be found in the newly settled districts, the title to which is still in the Crown. In such cases a small sum must be given for the right and improvements of the original purchaser. The patent would then be issued on payment of the balance of the purchase money due to the Crown, and on completion of the required settlement duties.

The Crown Land Agents will aid Immigrants inquiring for Improved Lots within their Agencies, for which patents have not been issued. They will say where such Lots are to be found, and they will assist, if requested, in drawing up the necessary assignment to the purchaser, for registration in the Department of Crown Lands.

For further details respecting the newly surveyed Townships, see larger Pamphlet entitled "Remarks on Surveys."

Department of Crown Lands

The Honorable William McDougall.

Commissioner &c.

REDUCED COPY
of the
GOVERNMENT MAP OF

CANADA

Compiled by Thomas Devine F.R.G.S &c
Head of Surveys
UPPER CANADA BRANCH
D.C.L.
1862 63

695 Feet Above the Sea
75 Fathoms deep

SCALE OF BRITISH STATUTE MILES

ISLAND OF ANTICOSTI